

Memorandum to the City of Markham Committee of Adjustment

July 24th, 2020

File: A/050/20
Address: 26 Crofting Crescent, Markham (See Appendix A for full list of addresses)
Applicant: Treasure Hill (Joran Weiner)
Agent: Treasure Hill (Joran Weiner)
Hearing Date: July 29th, 2020

The following comments are provided on behalf of the East Team: The applicant is requesting relief from the following requirements of By-law 177-96, "Residential Two" R2*185 as amended:

To permit:

- a) **Section 6.6.3 a):**
stairs to encroach into the interior side yard provided that no parts of the stair is located closer than 0.76 m (2.49 ft) from the interior side lot line;
- b) **Section 5, Table B2.T:**
a minimum required rear yard of 6.0 m (19.68 ft) on a lot not accessed by a lane, whereas a minimum of 7.0 (22.96 ft) m is required;
- c) **Section 5, Table B2.Q:**
a maximum garage width of 5.5 m (18 ft) on a lot that is not accessed by a lane with a lot frontage of 10.7 m to 12.19 m, whereas a maximum garage width of 3.5 m (11.48 ft) is permitted;
- d) **Parking By-law 28-97, Section 6.2.4.2 b) i) b):**
To permit maximum driveway of 5.5 m (18 ft) with a minimum soft landscape of 23% provided on the front yard whereas minimum of 40% soft landscape required; and,
- e) **Section 6.5 & 7.5.3 (c):**
one accessory dwelling unit in the basement, whereas no more than one dwelling unit is permitted on a lot;

as it relates to the construction of new single detached dwellings on 67 lots in a registered plan of subdivision.

BACKGROUND

Property Description

The subject vacant lots are located within a registered plan of subdivision which has not yet been constructed within the Wismer community, and which are generally located south of Major Mackenzie Drive, between McCowan Road and Markham Road. The lots to which the proposed variances apply to are distributed throughout the subdivision and namely located on Crofting Crescent, Coillier Crescent, Fred McLaren Boulevard, Furrow Street, Greenspire Avenue, Titus Street and Willow Street (See Appendix A for a full list of addresses). The Wismer community is characterized primarily by single and semi-detached dwellings in addition to townhouses and more recently built high rise buildings on the eastern edge of the community fronting onto Markham Road.

Proposal

The applicant is proposing to construct 67 new single detached dwellings with two-car garages, and a purpose built dwelling unit in the basement.

Provincial Policies

More Homes, More Choice Act, 2019

The *More Homes, More Choice Act, 2019*, S.O. 2019, c. 9 – (Bill 108), received Royal Assent on June 6, 2019 and portions were proclaimed on September 3, 2019. The proclaimed portions of Bill 108 amended the *Planning Act* to require Official Plans to contain policies providing for two residential units in detached, semi-detached and row houses, as well as permitting a residential unit in ancillary structures to a detached house, semi-detached house or row-house. Under this legislation, “second suites” are now referred to as “additional residential units”, and the terms are used synonymously in this memorandum.

Provincial Policy Statement, 2020

Section 1.4.3 of the *Provincial Policy Statement, 2020*, requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet the affordable housing needs of current and future residents. Amongst other means, this can be achieved by permitting and facilitating residential intensification, including additional residential units, and redevelopment by accommodating a significant supply and range of housing options through intensification and redevelopment while taking into account existing building stock.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan, 2019)

Section 2.1.4 (c) of the Growth Plan, 2019 requires municipalities to provide a diverse range and mix of housing option including second units to support complete communities.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The subject property is designated “Residential Low Rise”, which provides for low-rise housing forms including single detached dwellings. Section 8.2.3.6 of the 2014 Official Plan outlines development criteria for the ‘Residential – Low Rise’ designation with respect to height, massing and setbacks. This criteria is established to ensure that the development is appropriate for the site and generally consistent with the zoning requirements for adjacent properties and properties along the same street. In considering applications for development approval in a ‘Residential Low Rise’ area, development is required to meet the general intent of these development criteria.

The 2014 Official Plan (Section 4.1.2.6) contains policies to support further diversification of the housing stock and rental housing tenure by permitting secondary suites within existing and new permitted single-detached, semi-detached and row-house dwellings in accordance with Section 3.5.22 of the Regional Official Plan and subject to appropriate zoning, development criteria and standards.

As previously mentioned, the City’s Official Plan designates the subject property “Residential Low Rise”, which provides for low rise housing forms including single detached dwellings, and secondary suites in accordance with Section 8.13.8. A “Secondary Suite” in the 2014 Official Plan is defined as:

“...a second residential unit in a detached house, semi-detached house or row-house that consists of one or more rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking,

sleeping facilities and sanitary facilities are provided for the exclusive use of such person or persons.”

Section 8.13.8 states:

“That in considering an application to amend the zoning by-law to permit the establishment of a secondary suite where provided for in this Plan, Council shall be satisfied that an appropriate set of development standards are provided for in the zoning by-law including:

- a) the building type in which the secondary suite is contained;*
- b) the percentage of the floor area of the building type devoted to the secondary suite;*
- c) the number of dwelling units permitted on the same lot;*
- d) the size of the secondary suite;*
- e) the applicable parking standards; and*
- f) the external appearance of the main dwelling.”*

Zoning By-Law 177-96

The subject property is zoned “Residential Two - R2*185” under By-law 177-96, as amended, which permits single detached dwellings. Exception *185 relates to additional zone standards for minimum setback for a driveway from the interior side lot line and minimum depth for a wide shallow lot and, is not applicable. The subject development does not comply with the by-law with respect to:

- a) Stairs encroachment into the interior side yard;
- b) Minimum required rear yard;
- c) Maximum garage width on lot that is not accessed by a lane with a lot frontage of 10.7m to 12.19 m;
- d) Maximum driveway width with a minimum soft landscape; and
- e) One accessory dwelling unit in the basement.

Applicant’s Stated Reason(s) for Not Complying with Zoning

The applicant has provided a letter (attached as Appendix B” providing the reason for not complying with the Zoning By-Law.

Zoning Preliminary Review (ZPR) Undertaken

The owner completed a Zoning Preliminary Review (ZPR) on June 30th 2020 to confirm the variances required for the proposed development. Staff note that the Zoning Preliminary Review was conducted on plans for one (1) of the sixty-seven (67) lots, however, the applicant has indicated that they intend to build similar models. The proposed minor variance request applies to 67 lots that vary in lot frontages between 10.7 m (35.10 ft) and 11 m (36.08 ft). It is the owner’s responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors, or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;

- c) The general intent and purpose of the Zoning By-law must be maintained; and
- d) The general intent and purpose of the Official Plan must be maintained.

Reduction in Rear Yard Setback

The applicant is requesting relief to permit a minimum rear yard setback of 6 m (19.68 ft), whereas the By-law requires a minimum rear yard setback of 7 m (22.96 ft). This represents a reduction of approximately 1m (3.28 ft). Staff note that the variance will not result in a significant reduction in rear yard amenity space.

Purpose Built Secondary Suites

The applicant is proposing to provide purpose built residential units within the dwelling units on the lots subject to this variance application, whereas the by-law only permits one dwelling unit per lot. While the intent of the Official Plan is to provide for additional dwelling units, the zoning by-law has not been updated to reflect this provision as Markham Council prefers for additional dwelling unit permissions be evaluated on a site-by-site basis.

The City of Markham is committed to promoting affordable and shared housing opportunities. Additional residential units help the City increase the availability of affordable housing forms and provides support to achieve its affordable housing target required by the Province. Staff are of the opinion that the application meets the criteria under Section 8.13.8 of the 2014 Official Plan for the establishment of additional residential units and have no objection to the requested variance.

Increased Garage Widths

In order to reduce any potential impacts involving additional parking needed for the inclusion of the additional dwelling units proposed, the applicant is requesting for a maximum garage widths of 5.5 m (18 ft) on lots not accessed by a lane for lots with frontages of 10.7 m to 12.19 m, whereas a maximum garage width of 3.5 m (11.48 ft) is permitted. The applicant has also requested permission to permit maximum driveway widths of 5.5 m (18 ft) with a minimum soft landscaping of 23% provided in the front yard, whereas a minimum 40% soft landscaping is required.

As a result of the increased garage width on these smaller lots, the amount of soft landscaping provided is reduced from 40% to 23%. Staff also note that the opportunity to provide for street trees and on-street parking may be limited. The applicant will need to demonstrate to the satisfaction of the Director of Planning and Urban Design that adequate street trees and on-street parking can be provided should Committee approve the minor variances. This will be a condition of approval subject to the satisfaction of the Director of Planning and Urban Design. The applicant has indicated that the lots to which the proposed variances apply are distributed throughout the plan of subdivision and not clustered in one (1) area which may help alleviate some of the on-street parking and street planting concerns.

The applicant is also requesting a maximum stair encroachment of 0.76 m (2.49 ft) into the interior side yard, whereas the By-law does not permit stairs to encroach into the interior side yard. The subject variance is attributable to stairs which will access the proposed secondary suite in the basement. Staff note that the applicable zoning by-law permits interior side yard setbacks of 1.2 m (3.94 ft) and 0.6 m (1.97 ft). As a condition of approval, the stair encroachment will be required to be located in the interior side yard measuring 1.2 m (3.94 ft). A stair encroachment will not be permitted in the 0.6 m (1.97 ft) side yard. Should Committee

support the proposed variance, staff recommend that a condition be imposed which does not permit the stair encroachment into the 0.6 m (1.97 ft) interior side yard.

PUBLIC INPUT SUMMARY

No written submissions were received as of July 24th, 2020. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

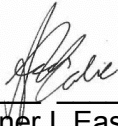
CONCLUSION

Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Aqsa Malik, Planner I, East District

REVIEWED BY:



Stacia Muradali, Acting Manager, East District

File Path: Amanda\File\ 20 111164 \Documents\District Team Comments Memo

APPENDICES

Appendix A – Addresses

Appendix B – Applicant's Letter

Appendix C – Conditions

Appendix D – Plans

ARANCIA INVESTMENTS INC.
MUNICIPAL ADDRESSES
MINOR VARIANCE APPLICATION

Appendix A

File: 20.111164.000.00.MNV

Date: 07/24/20

MM/DD/YY

LOT NO.	MUNICIPAL #	ADDRESS	LOT NO.	MUNICIPAL #	ADDRESS
2	26	Crofting Crescent	59	62	Titus St.
3	24	Crofting Crescent	60	60	Titus St.
4	22	Crofting Crescent	61	58	Titus St.
7	12	Crofting Crescent	65	44	Titus St.
8	10	Crofting Crescent	68	41	Willow St.
12	2	Crofting Crescent	69	43	Willow St.
13	1	Crofting Crescent	70	45	Willow St.
14	3	Crofting Crescent	74	59	Willow St.
15	5	Crofting Crescent	75	61	Willow St.
16	7	Crofting Crescent	77	65	Willow St.
20	21	Crofting Crescent	78	62	Willow St.
21	23	Crofting Crescent	79	60	Willow St.
22	33	Crofting Crescent	80	58	Willow St.
25	39	Crofting Crescent	84	50	Willow St.
26	53	Crofting Crescent	85	48	Willow St.
27	55	Crofting Crescent	86	46	Willow St.
31	69	Crofting Crescent	87	44	Willow St.
32	71	Crofting Crescent	88	42	Willow St.
33	73	Crofting Crescent	90	391	Fred McLaren Blvd.
34	75	Crofting Crescent	91	49	Furrow St.
35	74	Crofting Crescent	92	51	Furrow St.
37	70	Crofting Crescent	99	65	FurrowSt.
38	68	Crofting Crescent	100	67	FurrowSt.
39	66	Crofting Crescent	101	68	Furrow St.
40	64	Crofting Crescent	102	66	Furrow St.
41	62	Crofting Crescent	107	56	Furrow St.
45	48	Crofting Crescent	108	54	Furrow St.
48	28	Collier Crescent	109	52	Furrow St.
52	14	Collier Crescent	110	50	Furrow St.
53	12	Collier Crescent	111	395	Fred McLaren Blvd.
54	10	Collier Crescent	114	401	Fred McLaren Blvd.
55	8	Collier Crescent	115	61	Greenspire Ave.
56	6	Collier Crescent	123	77	Greenspire Ave.
58	2	Collier Crescent			

March 20, 2020

City of Markham
Committee of Adjustment
101 Town Centre Blvd
Markham, ON L3R 9W3

via email: smuradali@markham.ca

Attention: Stacia Muradali MCIP, RPP
Acting Manager, Planning and Development

Dear Stacia:

RE: Treasure Hill – Plan 65M-4573
Minor Variance Application

Treasure Hill is applying to the Committee of Adjustment requesting minor variances to facilitate the construction of new single detached dwellings located on Plan 65M-4573. The requested variances affect multiple lots on the registered M-Plan.

The following has been submitted in support of the minor variance application:

- Cover Letter and Planning Justification (this letter);
- Completed Application Form
- M-Plan identifying the affected lots (Schedule A);
- Architectural plans illustrating the requested variances and applicable statistics/information.

The variances being sought are applicable to all the lots listed on Schedule A (appended to the letter). They are requesting:

1. On lots with a frontage of 10.7m to 12.19m, the maximum garage width permitted is 5.5m, whereas the by-law allows for a maximum garage width of 3.5m;
2. To permit a minimum of 35% of front yard soft landscaping, whereas the by-law requires a minimum of 40%;
3. To permit stairs or landings to encroach into required interior side yards, whereas the by-law only permits encroachment into required front and exterior side yards;
4. To permit a minimum rear yard setback of 6.0m on a lot not accessed by a lane, whereas the by-law requires a minimum setback of 7.0m.

Purpose of Application

Treasure Hill is seeking these variances to provide flexibility for the affected units to accommodate a secondary suite in response to recent Provincial objectives.

In 2019 the Province released their action plan to help deal with many of the prevalent issues surrounding Ontario's housing market and affordability. In support of their plan, the Province unveiled the *More Homes, More Choice Act, 2019 (Bill 108)* which received Royal Assent on June 6, 2019.

Under this new legislation, Section 16(3) of the *Planning Act* was introduced that requires municipal official plans to contain policies authorizing the inclusion of secondary suites within single-family detached and semi-detached dwellings. This addition, as well as a number of other legislative changes are intended to ensure that there is a supply of future affordable housing, including housing types that provides for a broad range of residents.

Many municipalities – including Markham – have yet to update their Official Plans to reflect this new Provincial mandate. However, the Province is clear in that Official Plans are to contain policies promoting secondary suites by allowing detached, semi-detached or rowhouses the ability to accommodate two residential units.

In light of this new provincial legislation and in anticipation of the required changes that will flow from the City updating their Official Plan, Treasurehill is seeking the aforementioned variances to “future proof” their homes so that they can be designed to accommodate a secondary suite.

Once the City of Markham has implemented the policies allowing for secondary suites as mandated, these affected units (should the variances be approved) will have the zoning and structural elements in place for purchasers to register a secondary suite. This will assist the City and province provide for a greater range of housing supply.

Justification of the Four Tests of a Minor Variance

To help with the City’s review of this application, justification has been provided below on how the application meets the four tests under section 45(1) of Planning Act:

Is the general intent and purpose of the Official Plan maintained?

The subject property is designated “low-rise residential” in the City of Markham Official Plan. This designation allows for a variety of housing forms, including the single-detached homes as proposed.

As noted, the purpose of the requested variances is to provide these homes with the flexibility to accommodate a secondary suite. Ensuring that these homes are suitably designed and constructed to provide secondary suites will assist the Province meet an important directive.

Given that the variances continue to support a use that is permitted in the “low-rise residential” designation and that municipalities have been mandated to include policies supporting the development of secondary suites, it is my opinion that the application meets the general intent and objectives of the Official Plan currently, and can be seen as meeting the intent and purpose of what the Official Plan will be required to provide for in the future.

Is the general intent and purpose of the applicable Zoning by-law maintained?

The intent of the zoning for the subject lands is to ensure that development is in the form of single detached homes with appropriate setbacks. The proposed variances do not seek to alter that intention but rather to facilitate the fact that single-detached homes must now allow for the possibility of secondary suites. In order to allow for that, the requested variances are necessary.

The only variances that impacts the footprint of the proposed homes is the reduction in rear yard from a minimum of 7.0m to 6.0m for those lots that are not accessed by a lane. The reduction will still allow for an appropriately sized rear yard for the homes. All other setbacks will remain and as such, the impact in term of massing of the homes will remain consistent and will not negatively impact the general intent and purpose of the existing zoning restrictions.

The variances to the garage and driveway widths are intended to ensure that future construction of a secondary suite can be done in an appropriate manner by providing the potential for additional parking that

can be accommodated on the lot itself as opposed to on-street parking, mitigating any parking impacts to the community. Further, the builder will work, together with City and Subdivision Control Architect, to ensure the building designs are well thought out and visually appealing.

Careful consideration has been placed on maintaining the character of the community. As such, the proposed house design is consistent with the architecture, size and quality of the other dwellings in the community and will significantly enhance the neighborhood streetscape. Based on the foregoing, I believe the variances meet the general intent and purpose of the by-law.

Are the requested variances desirable for the appropriate development of the property or use of land, building or structure?

As noted, the requested variances will allow for the potential future accommodation of secondary suites within the proposed single-detached dwellings. With recent Provincial legislation aimed at tackling the existing housing shortage by providing a greater range of housing supply, these variances will allow the type of housing that assists the Province meet an important objective.

The provision of secondary suites will also assist in the current housing affordability issue in multiple ways by providing homebuyers with a second income stream, injecting more housing supply in an environment where there is substantial demand, and introducing a housing form that is intrinsically more affordable than other ground-related product.

It is my opinion that the requested variances are desirable for the appropriate development of the subject lands.

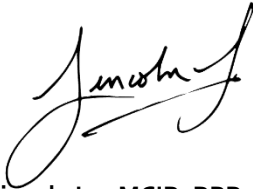
Are the requested variances minor in nature?

The variances are minor in nature as they do not negatively impact the character of the existing neighbourhood. The variances when considered either individually or collectively, would still result in a dwelling that is comparably sized and similarly designed to the other dwellings in the community. Any potential on-street parking impacts resulting from the provision of a secondary suite is mitigated as the proposed garage width is wide enough to accommodate additional parking on the lot. All the in-force yard setbacks are maintained except for the 1.0m reduction in the rear yard setback, which remains appropriately sized even after the reduction.

It is the desire of Treasure Hill to provide a housing product that positively impacts the community presently while being an example of how secondary suites can be accommodated in the future.

I trust that the enclosed materials are sufficient to allow City staff to process and review the minor variance application. I request to be put on the next available Committee of Adjustment hearing date. If you require any additional information, or wish to discuss the application further, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.

A handwritten signature in black ink, appearing to read 'Lincoln Lo', written in a cursive style.

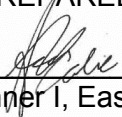
Lincoln Lo, MCIP, RPP

APPENDIX “C”

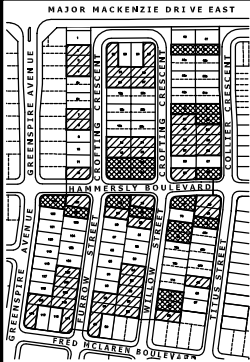
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/050/20

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as ‘Appendix D’ to this Staff Report and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction;
3. That the stair encroachment be located in the interior side yard measuring 1.2 m (3.94 ft);
4. That the Owner satisfies the Director of Planning and Urban Design that there is sufficient on street parking and boulevard trees; and
5. That the applicant demonstrates to the satisfaction of the Director of Planning and Urban Design Department that the basement has been adequately designed in accordance to the Ontario Building Code to accommodate a purpose built secondary suite.

CONDITIONS PREPARED BY:



Aqsa Malik, Planner I, East District



LOCATION MAP

35' (10.700m) Lots

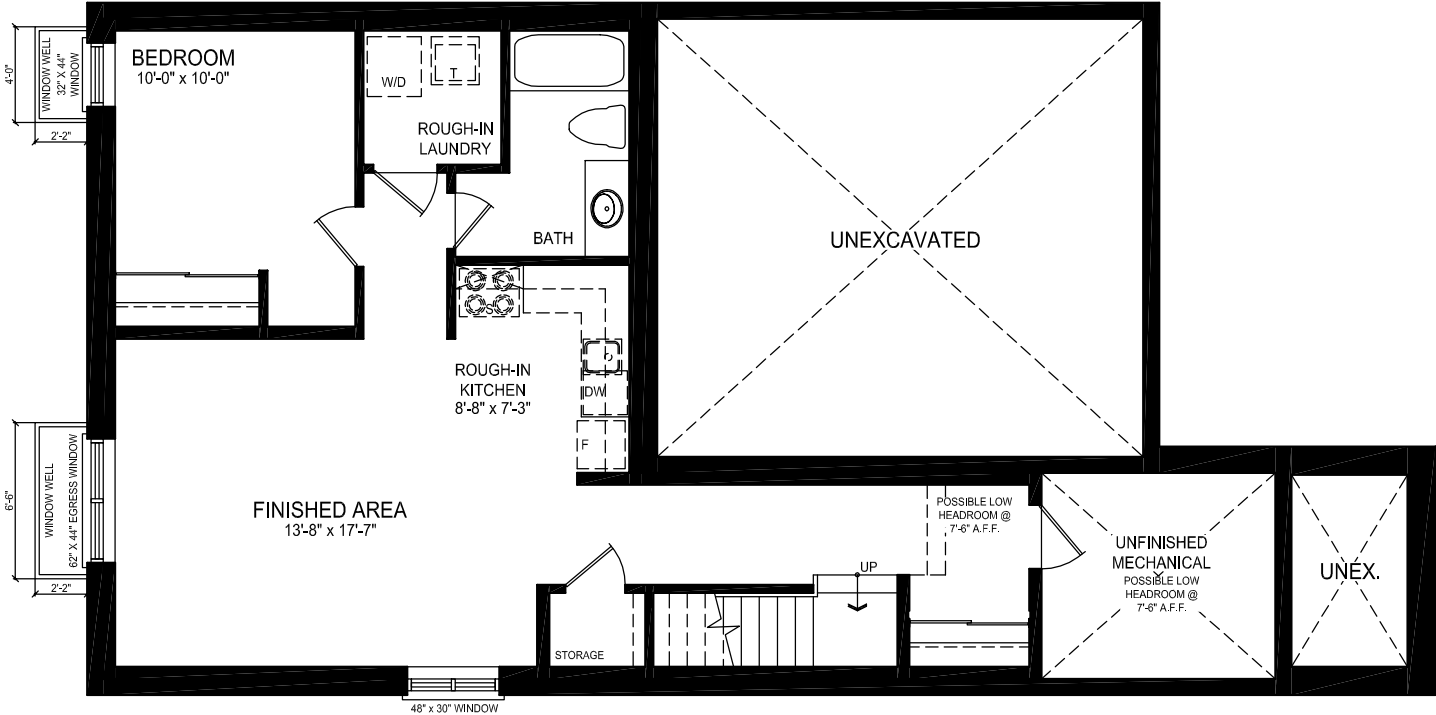
36' (11.000m) Lots

Appendix D

File: 20.111164.000.00.MNV

Date: 07/24/20

MM/DD/YY




35' CONCEPTUAL PLAN

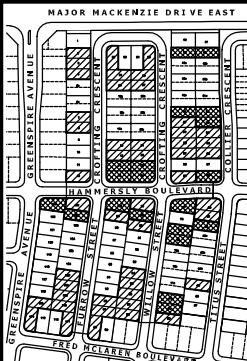
SCALE: 1/8" = 1'-0"

FINISHED BASEMENT


FINISHED FLOOR AREA = 795 sq. ft.

*CONCEPTUAL LAYOUT ONLY,
SUBJECT TO MODIFICATION*

	Treasure Hill 1681 LANDSTAFF ROAD, UNIT 1 VAUGHAN, ONTARIO L4K 3T3 PHONE: (416) 907-6500 FAX: (416) 325-9000 WWW.TREASUREHILL.COM	CONRISER DESIGNS 20 RIVERMEDE ROAD, UNIT 101 CONCORD, ONTARIO L4K 3N3 PHONE: (905) 669-2111 FAX: (905) 662-1163 WWW.CONRISER.CA	PROJECT NAME: 5601 MAJOR MACKENZIE DRIVE EAST WILBER COXWORTH COMMUNITY CITY OF MARKHAM	REVISIONS		DATE	BY	PROJECT NO:	
	OWNER: KAYLENE RIDDELL EXT. 105 EM: KAYLENE@CONRISER.CA		APPROVAL AUTHORITY:	1	ISSUED FOR SUBMISSION	MAR. 2020	KR	CONCEPTUAL BASEMENT PLAN (35' LOT)	
				2	REVISED APPROVAL STAMP LOCATION	MAR. 31/20	KR	A1.1 - 35 CONCEPTUAL BASEMENT PLAN	
								DRAWING NO:	
								A1.1 - 35 CONCEPTUAL BASEMENT PLAN	
								DRAWN BY:	
								KR	
								CHECKED BY:	
								KR	
								DATE:	
								20-03	
								AS NOTED	
								A1.1	



LOCATION MAP

 35' (10.700m) Lots

 36' (11.000m) Lots




35' CONCEPTUAL FRONT ELEVATION

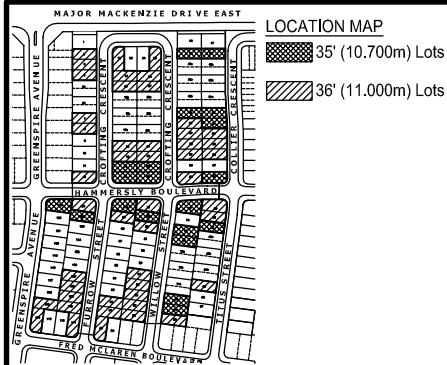
SCALE: 1/8" = 1'-0"

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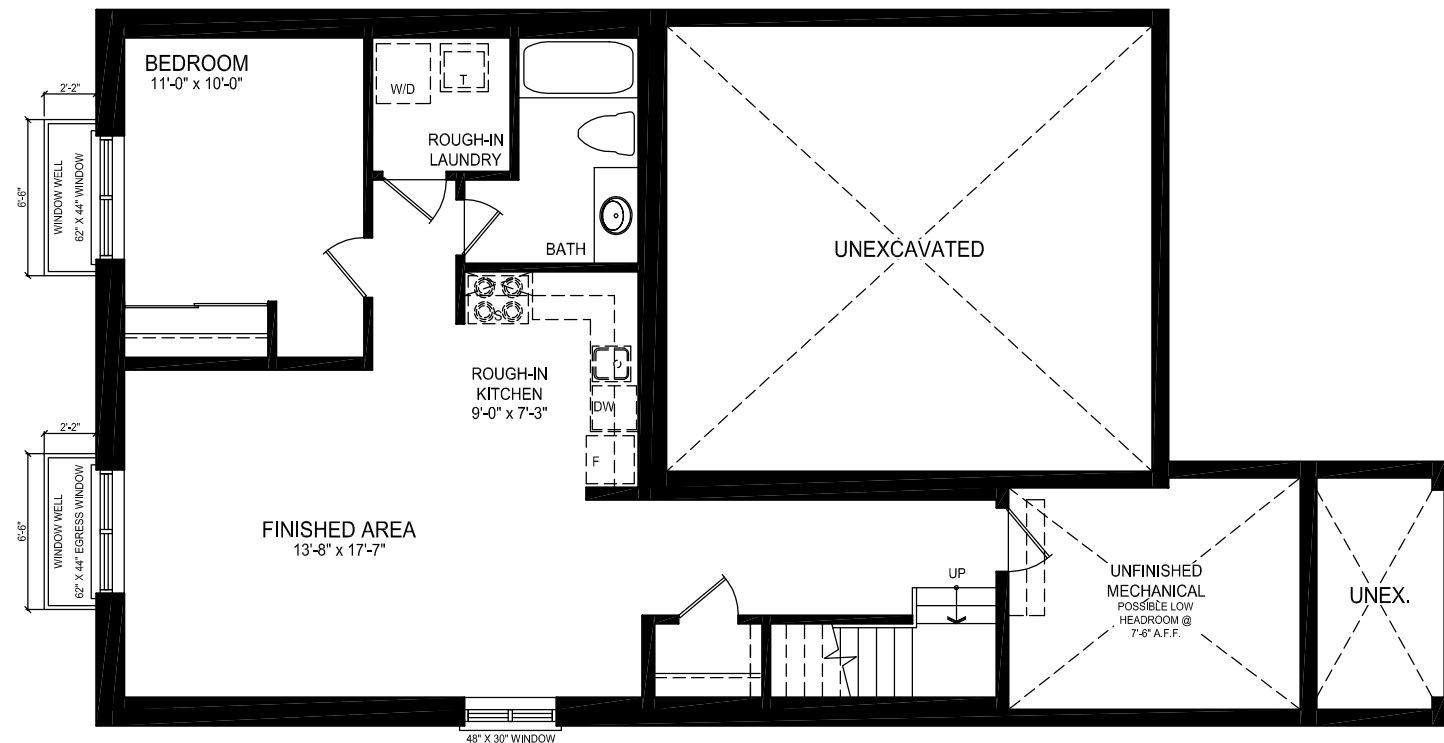
client		project name		revisions		sheet title	
 <p>Treasure Hill</p> <p>1681 LANGSTAFF ROAD, UNIT 1 VAUGHAN, ONTARIO L4K 3E3 PHONE: (416) 967-6500 FAX: (1 (905) 328-3000 WWW.TREASUREHILL.COM</p>		<p>ONE RISER DESIGNS</p> <p>20 RIVERMERE ROAD, UNIT 101 CONCORD, ONTARIO L4K 3M3 PHONE: (905) 668-2111 FAX: (1 (905) 328-3000 WWW.ONERISER.COM</p>		<p>8601 MAJOR MACKENZIE DRIVE EAST WEBSTER COMMONS COMMUNITY CITY OF MARKHAM</p>		<p>CONCEPTUAL FRONT ELEVATION (35' LOT)</p>	
contact		project location		drawing no.		sheet no.	
RAYLENE RIDDELL, EXT. 105 RAY.1001@TREASUREHILL.COM		CONCORD, ONTARIO L4K 3M3		A13-35 CONCEPTUAL FRONT ELEVATION		A1.3	
date		date		date		date	
20-03		20-03		20-03		20-03	
as noted		as noted		as noted		as noted	



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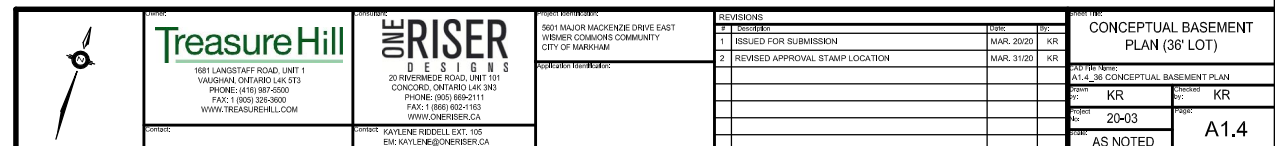
36' CONCEPTUAL PLAN

SCALE: 1/8" = 1'-0"

FINISHED BASEMENT

FINISHED FLOOR AREA = 785 sq. ft.

*CONCEPTUAL LAYOUT ONLY,
SUBJECT TO MODIFICATION*





LOCATION MAP

35' (10.700m) Lots

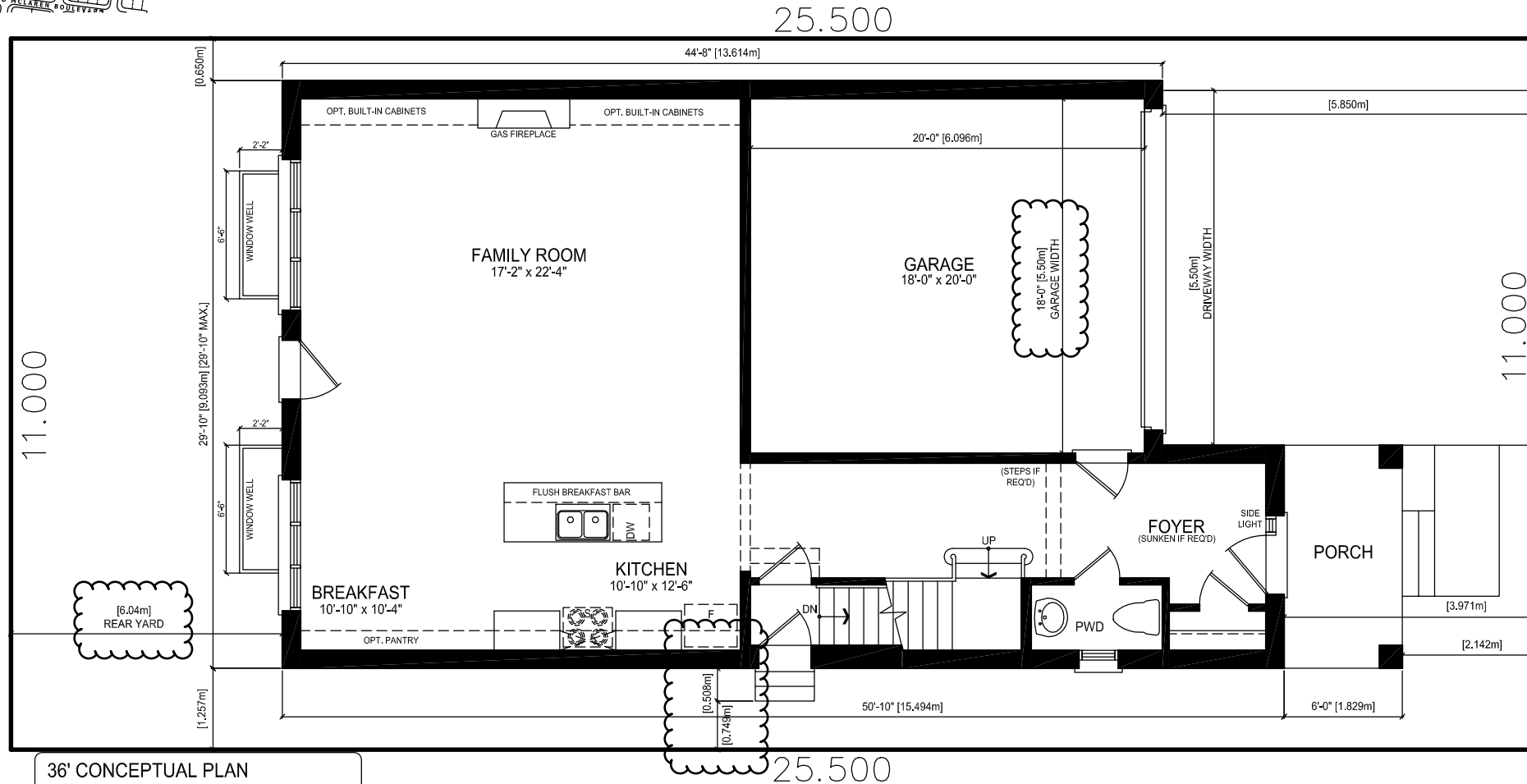
36' (11.000m) Lots

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36' CONCEPTUAL PLAN

SCALE: 1/8" = 1'-0"

GROUND FLOOR PLAN

GROUND FLOOR AREA = 998 sq. ft.

OPEN TO BELOW = 0 sq. ft.




COVERAGE = 1400 sq. ft.

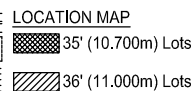
COVERAGE (W/ covered porch) = 1466 sq. ft.

TOTAL AREA = 2398 sq. ft.

FRONT YARD AREA = 49.56 sq. m.

SOFT LANDSCAPE AREA = 17.32 sq. m. (35%)

 1681 LANDSTAFF ROAD, UNIT 1 VAUGHAN, ONTARIO L4K 3T3 PHONE: (416) 907-6500 FAX: (416) 907-6500 WWW.TREASUREHILL.COM	 20 RIVERMEDE ROAD, UNIT 101 CONCORD, ONTARIO L4K 3N3 PHONE: (905) 669-2111 FAX: (905) 669-2111 WWW.THERISERDESIGNS.COM	PROJECT NAME: 5001 MAJOR MACKENZIE DRIVE EAST VILBER COXWORTH COMMUNITY CITY OF MARKHAM LOCATION: 5001 MAJOR MACKENZIE DRIVE EAST	REVISIONS		DATE	BY	PROJECT NO.: A1.5_36 CONCEPTUAL GROUND FLOOR PLAN
			#	DESCRIPTION			
			1	ISSUED FOR SUBMISSION	MAR. 2020	KR	DESIGNED BY: KR
			2	REVISED APPROVAL STAMP LOCATION	MAR. 31/20	KR	REVIEWED BY: KR
							DATE: 20-03
							SCALE: AS NOTED




20.11164.000.00.MNV
07/24/20
MM/DD/YY

File: 20.111164.000.00.MNV

Date: 07/24/20
MM/DD/YY



 <p>Treasure Hill</p> <p>1681 LANGSTAFF ROAD, UNIT 1 VAUGHAN, ONTARIO L4K 3C3 PHONE: (416) 997-5500 FAX: 1 (800) 326-0600 WWW.TREASUREHILL.COM</p>	<p>ONE RISER DESIGNS</p> <p>5601 MAJOR MACKENZIE DRIVE EAST WEBER COMMONS COMMUNITY CITY OF MARKHAM</p> <p>20 RIVERMERE ROAD, UNIT 101 CONCORD, ONTARIO L4K 1N8 PHONE: (905) 886-2111 FAX: 1 (888) 923-1103 WWW.ONERISER.CA</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>#</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td>1</td> <td>ISSUED FOR SUBMISSION</td> <td>MAR. 20/20</td> <td>KR</td> </tr> <tr> <td>2</td> <td>REVISED APPROVAL STAMP LOCATION</td> <td>MAR. 31/20</td> <td>KR</td> </tr> </table>	#	DESCRIPTION	DATE	BY	1	ISSUED FOR SUBMISSION	MAR. 20/20	KR	2	REVISED APPROVAL STAMP LOCATION	MAR. 31/20	KR	<p>CONCEPTUAL FRONT ELEVATION (36' LOT)</p> <p>DATE: APR. 16/20 BY: KR SCALE: 20'-03" AS NOTED</p> <p>A1.6</p>
#	DESCRIPTION	DATE	BY												
1	ISSUED FOR SUBMISSION	MAR. 20/20	KR												
2	REVISED APPROVAL STAMP LOCATION	MAR. 31/20	KR												